

CITY OF CHARLESTON

Design Review Board

March 12, 2015 5:00PM

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

Agenda Item 1:

Theresa Drive

Preliminary Review for New Construction
of a Multi-Family Development

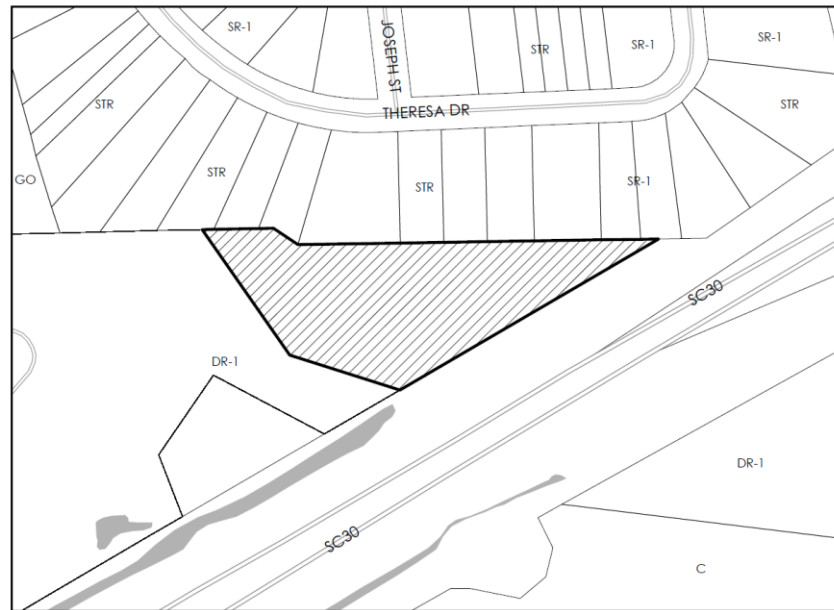
DESIGN REVIEW BOARD
City of Charleston

Thursday, March 12, 2015

Item # 1

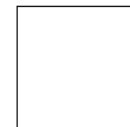
Theresa Drive

TMS # 424-10-00-081



 Subject Property

Meritage
Theresa Drive
Development, LLC
City of Charleston, South Carolina
140413-Theresa-2-1



KPA and Associates, Inc.



Drawn by: STAMPPED BY

Checked by:

Date: 02/16/18

Revised:

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Project No.: 19149

By Name:

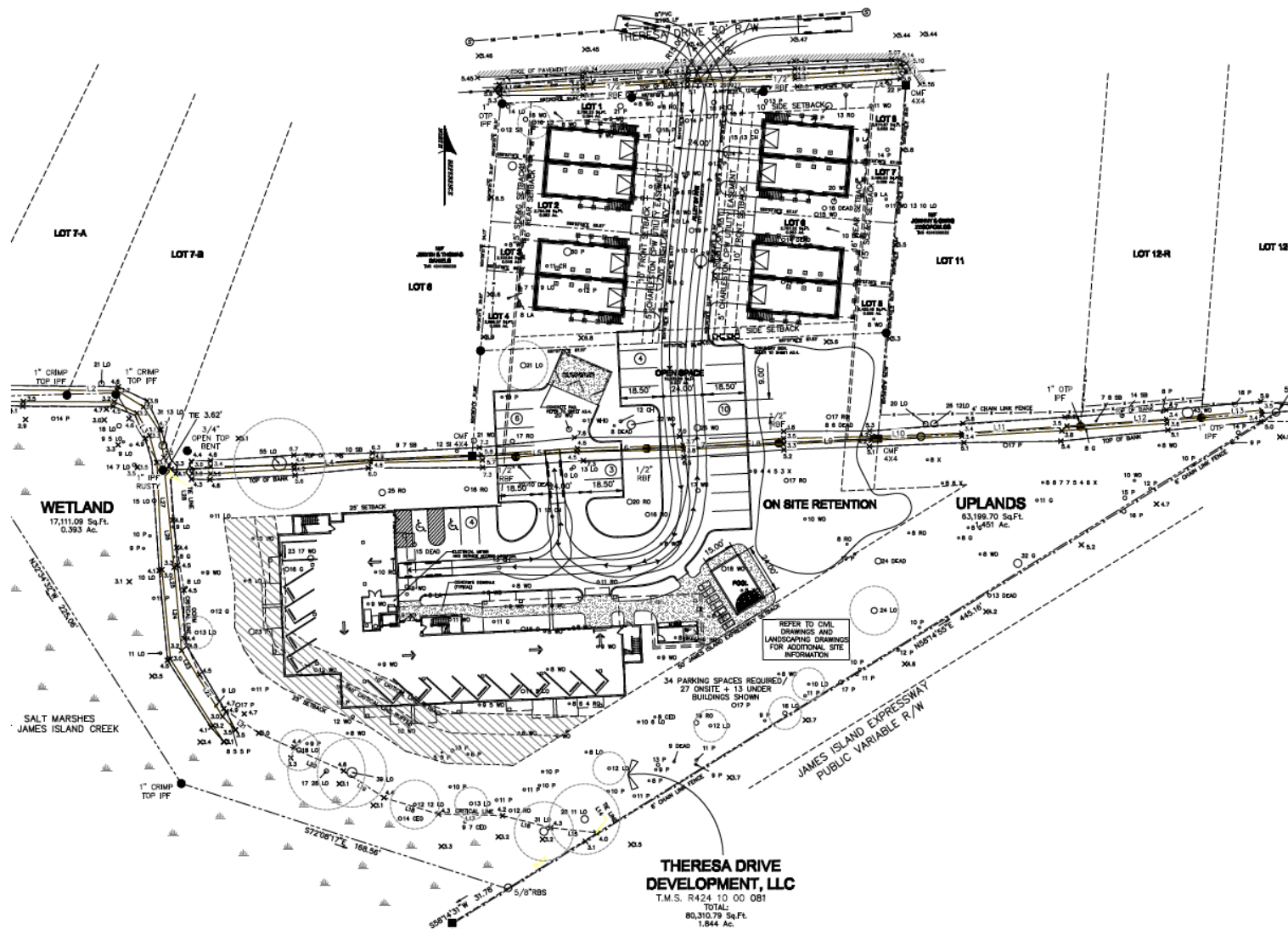
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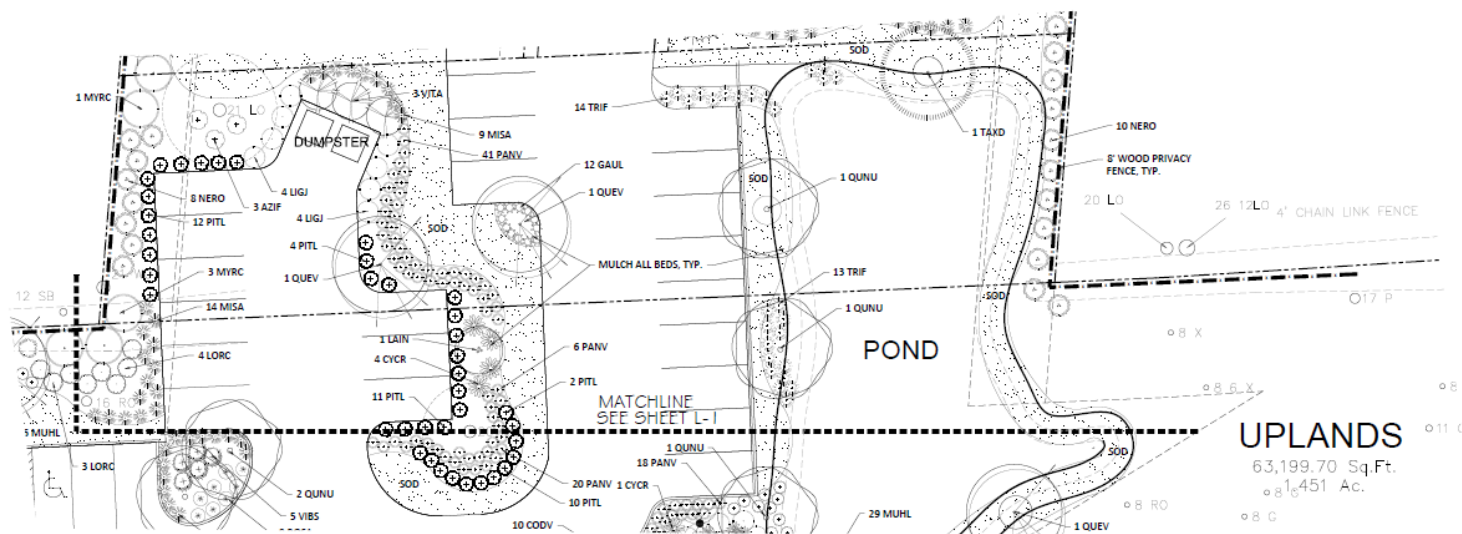
OVERALL
SITE PLAN

Sheet: **AS1.0**

Scale: 1:20

**THERESA DRIVE
DEVELOPMENT, LLC**
T.M.S. R424 10 00 081
TOTAL
80,310.79 Sq.Ft.
1.844 Ac.





UPLANDS
63,199.70 Sq.Ft.
0.816451 Ac.

- PLANTING NOTES:**
1. OWNER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
 2. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE OWNER.
 3. THIS PLAN IS A SCHEMATIC, AND DUE TO THE NATURE OF ORIGINATIONS, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
 4. MULCH TO BE INSTALLED TO A MINIMUM 4" THICKNESS. MULCH ALL NEW PLANTED AREAS AS WELL AS AREAS NOT WITH NEW PLANTINGS.
 5. ALL PLANTED AREAS TO BE IRRIGATED. PLANTED BEDS SHALL RECEIVE DRIP IRRIGATION. LAWN SHALL RECEIVE SPRAY IRRIGATION. IRRIGATION PLAN BY OTHERS.
 6. ADJUSTMENTS MAY BE NECESSARY FOR NEW BEDS TO FIT INTO ANY EXISTING BEDS ON ADJACENT LOTS. LAWN TO FIT INTO ADJACENT LAWN.
 7. LA SHALL REVIEW ALL PLANT LOCATIONS ON SITE PRIOR TO INSTALLATION INTO GROUND. PLANTINGS MAY BE NECESSARY AS WELL AS SOME MINOR FIELD MODIFICATIONS. FINAL INSPECTION SHALL BE MADE BY LA AFTER ALL LANDSCAPE HAS BEEN INSTALLED.



1175 PLEASANT DR.
#424-488-8721
HIGRASSDESIGN.COM
HIGRASSDESIGN@GMAIL.COM



MERTAGE
THERESA DRIVE
CITY OF CHARLOTTE
CHARLOTTE COUNTY, SOUTH CAROLINA

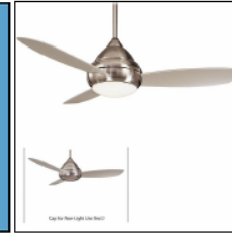
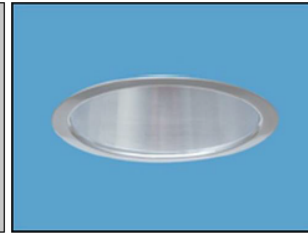


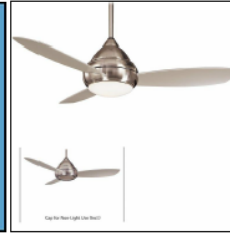
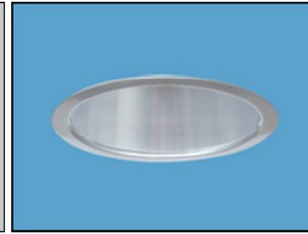
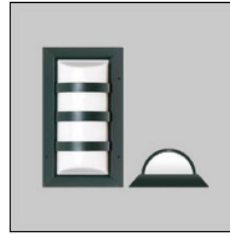
DRAWN BY: MJB
CHECKED BY: JDB
DATE: 12.31.2014



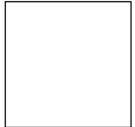
DATE: 12.31.2014
BY: MJB
CHECKED BY: JDB
DATE: 12.31.2014

PLANTING PLAN





Meritage
Theresa Drive
Development, LLC
City of Charleston, South Carolina
140418-TheresaDr-1



HPA architecture + design
140418-TheresaDr-1
140418-TheresaDr-1
140418-TheresaDr-1



Drawn by: **REAMPED BY**

Check by:

Control by:

Date: 05/18/14

Revisions

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Project: 137-02

Site Plan

Shading File

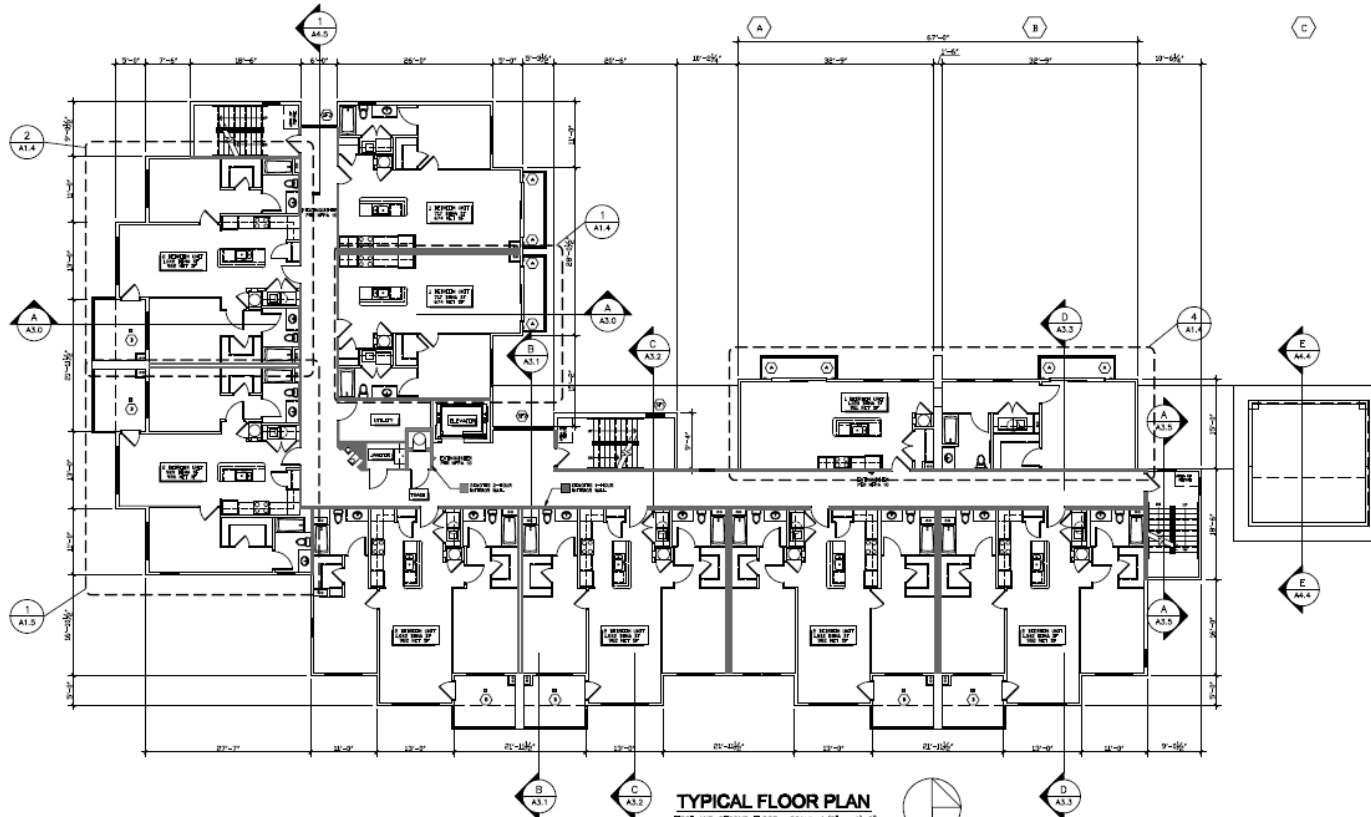
TYPICAL
FLOOR PLAN

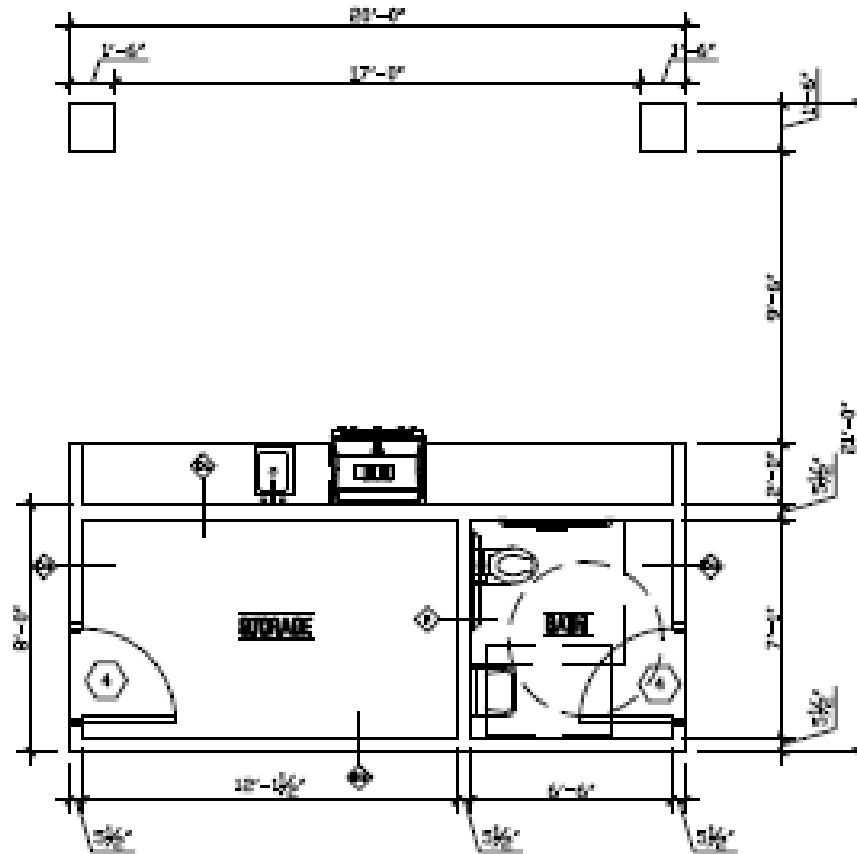
Sheet: **A1.1**

Scale: 1/8" = 1'-0"

TYPICAL FLOOR PLAN

FIRST AND SECOND FLOOR SCALE: 1/8" = 1'-0"





3 AMENITY BUILDING FLOOR PLAN
 A1.4 1/4" = 1'-0"

Meritage
Theresa Drive
Development, LLC
City of Charleston, South Carolina
140418-TheresaDr-1



NOVA architecture + design

NOVA architecture + design
140418-TheresaDr-1
140418-TheresaDr-1
140418-TheresaDr-1



Drawn by: SEAMER BY

Checked by:

Date: 02.18.14

Revised:

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Project No. 1371-02

File Name:

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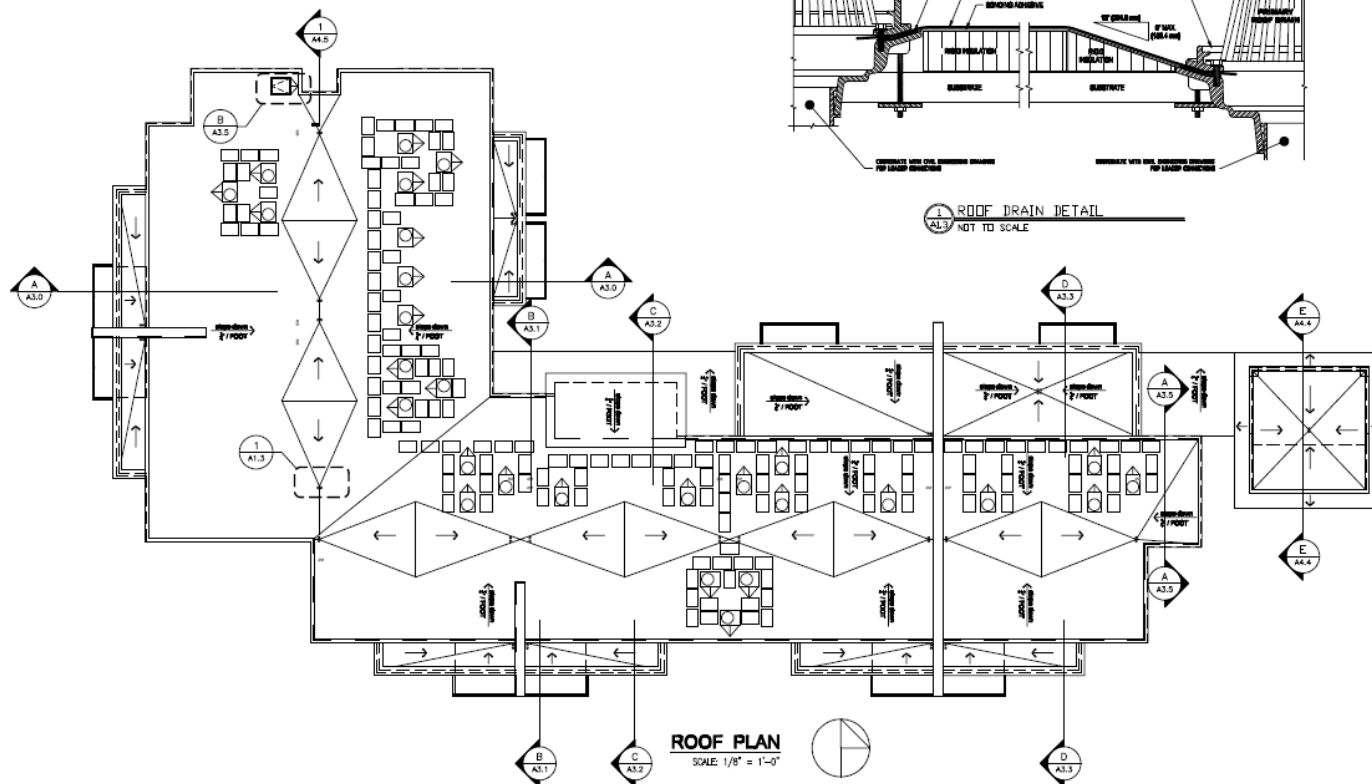
ROOF PLAN

Sheet No. **A1.3**

Scale: 1/8" = 1'-0"



ROOF DRAIN DETAIL
NOT TO SCALE



ROOF PLAN
SCALE: 1/8" = 1'-0"

Meritage Apartments
Theresa Drive Development, LLC
City of Charleston, SC

Coordinate all materials with the wall details.

Materials and Details List

1. Windows: Aluminum or Aluminum/Steel, picture or casement windows. Clear glass, Low-E glazing. Color to be determined.
 - a. Trim: 5/8" x 6" Hardie-form at siding locations; 1" x 6" shoujo at shoujo locations.
2. Patio Doors: Aluminum or Aluminum/Steel, Clear glass, Low-E glazing. Color to be determined.
 - a. Trim: 5/8" x 6" Hardie-form at siding locations; 1" x 6" shoujo at shoujo locations.
3. Stairwell: Aluminum. Clear glass, Low-E glazing. Operable Panels where shown. Color to be determined.
4. Railing Gate: Aluminum. Color to be determined.
5. Handrail Shoujo: smooth finish. Color to be determined.
6. Chrome: chrome, stainless steel doors and shoujo lockers.
7. Cementitious Horizontal Siding: Smooth finish. Color to be determined.
8. Columns: 36" B.C.M. construction with smooth handrail shoujo finish. Color to be determined.
9. Pressure Cap: Smooth metal aluminum drip edge and coping. Color to be determined. All overcap profile to be formed with rigid foam and finished with handrail shoujo. Color to be determined.
10. Smooth handrail shoujo: smooth exterior profile where shown horizontally and vertically.
11. Decking and Railing: P.T. wood or composite decking with wood posts and rails with metal collars. Color to be determined.
12. Entry Canopy: Aluminum framing and break metal wrap and drip edge. Color to be determined. Roofing: Fully adhered TPO roofing system. Color to be determined.
13. Cementitious Corners: 5/8" x 6" smooth finish. Color to be determined.
14. Horizontal handrail: 4" x 12" smooth finish shoujo. Color to be determined.
15. Post house doors: Steel. Color to be determined.
16. Parking opening framing: Hand aluminum. Color to be determined.
17. Fin: 18" wide shoujo finish with break metal drip cap. Color to be determined.
18. Egress doors: Steel with vision glass. Color to be determined.
19. Flood vents: Metal. Color to be determined.
20. Foundation: CMU construction with smooth handrail shoujo finish. Color to be determined.
21. Roofing: Fully adhered TPO roofing system. Color to be determined.

Notes

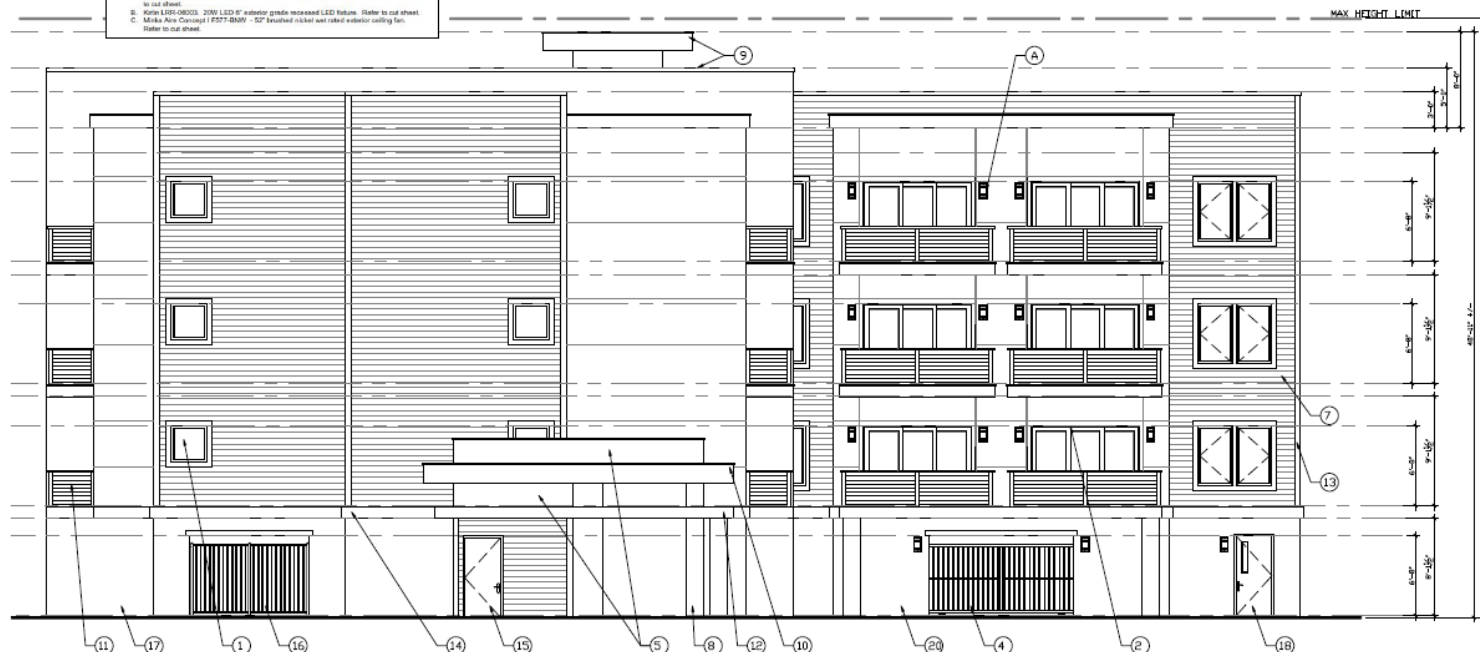
- A. Keras P3312-RO-PA-MB-406-1-120-EL. LED Decorative exterior wall sconce. Refer to cut sheet.
- B. Keras LED-08003. 20W LED 8" exterior grade recessed LED fixture. Refer to cut sheet.
- C. M&M Air Control 1 P37-0309. 157" Insulated roller set rated exterior ceiling fan. Refer to cut sheet.



PREVIOUS EAST EXTERIOR ELEVATION

10,423 SQUARE FEET PER FLOOR
3 STORES OVER RAISED FOUNDATION

SCALE: 1/4" = 1'-0"

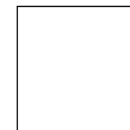


EAST EXTERIOR ELEVATION

10,741 SQUARE FEET PER FLOOR
3 STORES OVER RAISED FOUNDATION

SCALE: 1/4" = 1'-0"

Meritage
Theresa Drive
Development, LLC
City of Charleston, South Carolina
140415-TheresaDr-1



KPA architecture + design
140415-TheresaDr-1
140415-TheresaDr-1
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140415-TheresaDr-1



Prepared by: SEAMLESS BY

Checked by: KING

Date: 02/16/14

By Name:

Drawing Title:

Project No. 131-02

Sheet No. 131-02

Scale: 1/4" = 1'-0"

Exterior Elevations

131-02

131-02

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Meritage
Theresa Drive
Development, LLC
City of Charleston, South Carolina
140415-TheresaDr-1



JOVA architecture + design
140415-TheresaDr-1
140415-TheresaDr-1
www.jova.com



Described by: **SEALING BY**

Drawn by: **KRG**

Checked by: **KRG**

Date: **02/18/18**

Revisions:

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Project No.: **131-02**

Site Name:

Drawing Title:

**EXTERIOR
ELEVATIONS**

Sheet: **A2.1**

Scale: **1/8" = 1'-0"**



PREVIOUS NORTH EXTERIOR ELEVATION

10,423 SQUARE FEET PER FLOOR
3 STORIES OVER RAISED FOUNDATION

SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION

10,741 SQUARE FEET PER FLOOR
3 STORIES OVER RAISED FOUNDATION

SCALE: 1/8" = 1'-0"

Materials and Details List

- [illegible]

Exterior Lighting

- A. Kenall P5312-RG-PIA-MBRL40K-1-125-EL. LED Decorative exterior wall sconce. Refer to cut sheet.



10,423 SQUARE FEET PER FLOOR
3 STORIES OVER RAISED FOUNDATION

SCALE: 1/4" = 1'-0"

MAX HEIGHT LIMIT



10,741 SQUARE FEET PER FLOOR SCALE: 1/4" = 1'-0"
3 STORIES OVER RAISED FOUNDATION

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GRA architecture + design

Stampd By: **SEAMPED BY**

Class:

| Category | Value |
|----------|-------|
| Overall | 1.00 |

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| Case | 02-10-15 |
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Date: 02.10.18

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| Subtotal | 131.4 |

Report No. 1242

File Name:

During Test:

EXTERIOR ELEVATIONS

A2.2

Scale 1/4" = 1'-0"

Meritage
Theresa Drive
Development, LLC
City of Charleston, South Carolina
140418-TheresaDr-1



KPA Architecture + Design

140418-TheresaDr-1
140418-TheresaDr-1
140418-TheresaDr-1
140418-TheresaDr-1



Drawn by: SEAMUS BY

Checked by: KRG

Date: 02/16/18

Revised:

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Project No: 131-02

File Name:

Drawing Title:

EXTERIOR
ELEVATIONS

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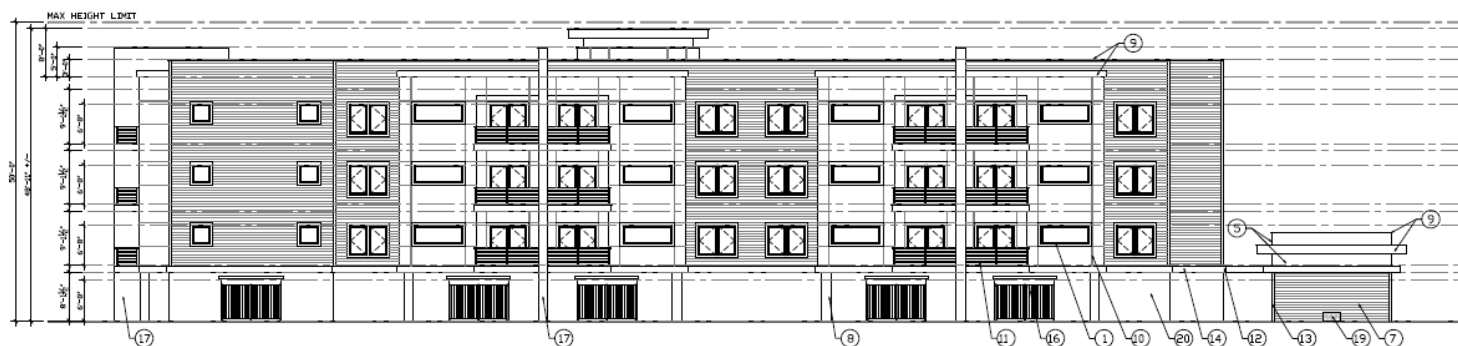
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PREVIOUS SOUTH EXTERIOR ELEVATION

10,423 SQUARE FEET PER FLOOR
3 STORIES OVER RAISED FOUNDATION

SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

10,741 SQUARE FEET PER FLOOR
3 STORIES OVER RAISED FOUNDATION

SCALE: 1/8" = 1'-0"



PREVIOUS REAR PERSPECTIVE
R1.0
NOT TO SCALE



AIRIAL PERSPECTIVE
R1.0
NOT TO SCALE



PERSPECTIVE FROM THERESA DRIVE
R1.0
NOT TO SCALE

**Meritage
Theresa Drive
Development, LLC**
City of Charleston, South Carolina
140418-TheresaDr-1



100% Architecture + Design

140418-THESA DRIVE
140418-THESA DRIVE
140418-THESA DRIVE



Stamp: **STAMPED BY**

Checked by: **KRG**

Date: **OCT 18, 15**

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**EXTERIOR
RENDERINGS**

Sheet No. **R1.0**

Scale: **NOT TO SCALE**



C PREVIOUS SOUTHWEST PERSPECTIVE
R1.1 NOT TO SCALE



B SOUTHWEST PERSPECTIVE
R1.1 NOT TO SCALE



A AERIAL PERSPECTIVE
R1.1 NOT TO SCALE

**Meritage
Theresa Drive
Development, LLC**
City of Charleston, South Carolina
140418-TheresaDr-1



KPA architecture + design

140418-TheresaDr-1
R1.1
140418-TheresaDr-1
R1.1



Stamp by: **SEALED BY**

Drawn by:

Checked by: **KRG**

Date: **05/18/18**

Revisions:

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Project No.: **121-02**

File Name:

Drawing Title:

**EXTERIOR
RENDERINGS**

Sheet: **R1.1**

Scale: **NOT TO SCALE**

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Agenda Item 2:

864 Folly Road

Preliminary Review for New Construction
of a Retail Building

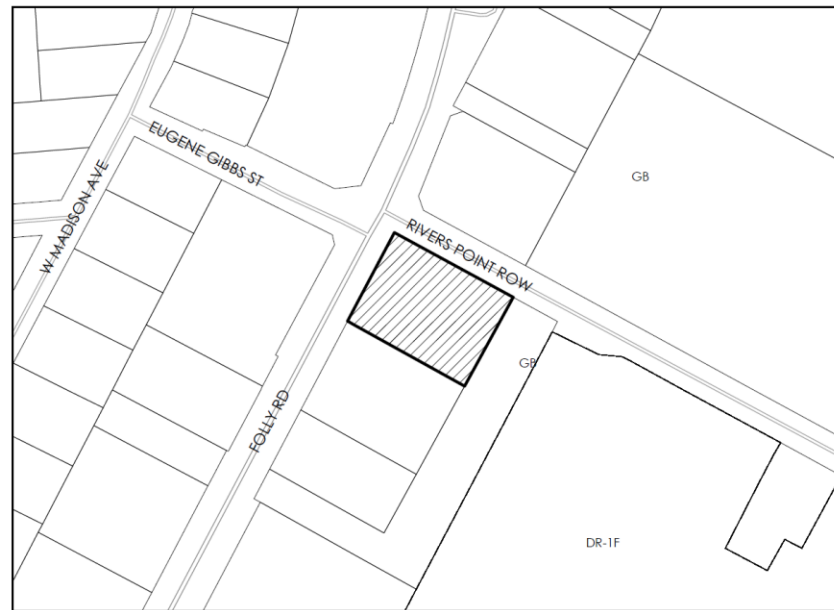
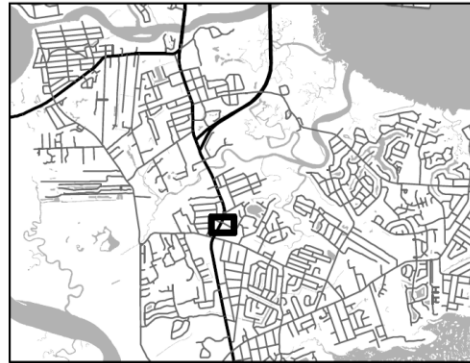
DESIGN REVIEW BOARD
City of Charleston

Thursday, March 12, 2015

Item # 2

864 Folly Road

TMS# 425-08-00-001



 Subject Property

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Real Estate & Development, Inc.

FOLLY ROAD RETAIL

864 FOLLY ROAD
CHARLESTON, SOUTH CAROLINA
TMS 425-08-000-001

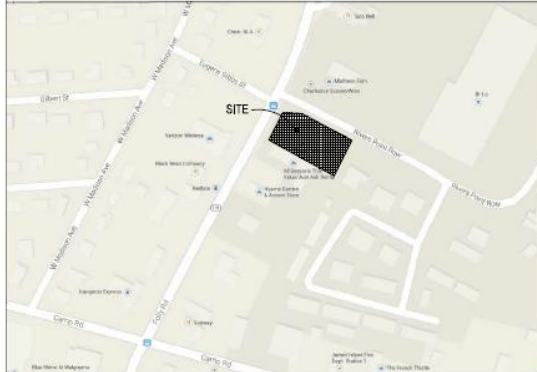
PRELIMINARY CCDB SUBMITTAL - MEETING DATE: 03.12.2015

coast
architects
671 S. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.com

STREET ELEVATION



LOCATOR MAP



OWNER

GRAMLING BROTHERS REAL ESTATE DEVELOPMENT, INC.
502 KING STREET
CHARLESTON, SC 29403
843.723.6262

ARCHITECTURAL

COAST ARCHITECTS, INC.
671 ST. ANDREWS BOULEVARD
CHARLESTON, SOUTH CAROLINA 29407
PHONE: 843.763.7064 FAX: 843.763.7061

CIVIL ENGINEERING/LANDSCAPING

THOMAS & HUTTON
682 JOHNNIE DODDS BLVD.
MOUNT PLEASANT, SC 29464
843.849.0200

INDEX OF DRAWINGS

- G001 TITLE SHEET, LOCATOR MAP & INDEX OF DRAWINGS
- G002 SITE IMAGES
- C1.1 SITE PLAN
- LS1.1 LANDSCAPE PLAN
- LS2.1 DETAILS AND NOTES
- LS2.2 LANDSCAPE SPECIFICATIONS
- LS2.3 GRASSING SPECIFICATIONS
- A101 FLOOR PLAN
- A102 ROOF PLAN
- A201 EXTERIOR ELEVATIONS, DUMPSTER ENCLOSURE, PIERS, AND SIGNS
- A202 EXTERIOR ELEVATIONS, EXTERIOR MATERIAL LEGEND
- A203 PERSPECTIVE SKETCHES
- A204 BUILDING SECTIONS
- A301 WALL SECTIONS

PRELIMINARY DBS SUBMITTAL - 03.12.2015 MEETING

FOLLY ROAD RETAIL
864 FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

TITLE SHEET
LOCATOR MAP
INDEX OF DRAWINGS
& DESIGN TEAM

G001

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FOLLY ROAD LOOKING SOUTH (TOWARDS FOLLY BEACH)



FOLLY ROAD AT RIVERS POINT ROW INTERSECTION LOOKING EAST AT SITE



FOLLY ROAD LOOKING NORTHEAST TOWARD SITE



RIVERS POINT ROW LOOKING SOUTH TOWARD SITE

coast
architects
8715 S. Avenue 116, Charleston, SC 29407
Phone: 843.763.3864 Fax: 843.763.3861
www.coastarchitects.com

FOLLY ROAD RETAIL
864 FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

DESIGNED BY: F&B
DRAWN BY: F&B
CHECKED BY: F&B
DATE: JULY 2015
CONCEPT PROJECT NO.: 1501.00

SITE
PHOTOGRAPHS

PRELIMINARY DSB SUBMITTAL - 03.12.2015 MEETING

G002

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REVIEWS

COAST PROJECT NO.: 1501.00

ROOF PLAN

A102

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PREVIOUS DRB SUBMITTAL



REVISED ELEVATION

E1
A201 FOLLY ROAD (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUS DRB SUBMITTAL



REVISED ELEVATION

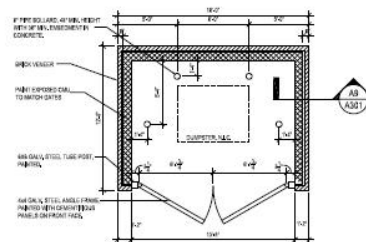
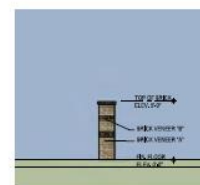
A1
A201 RIVERS POINT ROW (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



C5
A201 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



A5
A201 MONUMENT SIGN AND PIER ELEVATIONS
SCALE: 1/4" = 1'-0"



E8
A201 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

coast
architects
971 S. Avenue B, Charleston, SC 29407
Phone: 843.722.1231
www.coastarchitects.com

FOLLY ROAD RETAIL
864 FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

PRELIMINARY DRB SUBMITTAL - 03.12.2015 MEETING

REVISIONS
DATE
BY
1501.00

EXTERIOR
ELEVATIONS
DUMPSTER ENCL.,
PIERS, & SIGN

A201

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E1 PARKING LOT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

| EXTERIOR MATERIAL/FINISH SCHEDULE | | |
|---|---|--|
| MATERIAL | DESCRIPTION • BASIS OF DESIGN | |
| BRICK "A" (FIELD) | BORAL "BATTLESHIP" (MODULAR) | |
| BRICK "B" (ACCENT) | BORAL "SADDLE" (MODULAR) | |
| MORTAR | LAFARGE "LIGHT BEIGE" | |
| CEMENTITIOUS WALL PANELS | NICHIA ARCHITECTURAL BLOCK • "TUSCAN" | |
| PAINTED STEEL | SHERWIN WILLIAMS "URBANE BRONZE" SW7048 | |
| STANDING SEAM METAL AWNING (MATTRESS PRO) | MBCI "SLATE GREY" | |
| STANDING SEAM METAL AWNING (AT&T) | MBCI "ORANGE" | |
| ALUMINUM STOREFRONT DOOR & FRAMES | KAWNEER OR YKK CLEAR ANODIZED | |
| PARAPET CAP FLASHING | MBCI "BURNISHED SLATE" | |

PRELIMINARY DBS SUBMITTAL - 03.12.2015 MEETING

coast architects
871 S. Avenue Bldg., Charleston, SC 29407
Phone: 843.722.1111
www.coastarchitects.com

FOLLY ROAD RETAIL
864 FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

DESIGNED BY: COAST ARCHITECTS
DATE: 03.12.2015
CAMP PROJECT NO.: 1501.00

EXTERIOR ELEVATIONS

A202

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D1
A203
VIEW FROM INTERSECTION OF FOLLY ROAD AND RIVERS POINT ROW LOOKING SOUTHEAST
SCALE: 1/8" = 1'-0"



A1
A203
VIEW FROM FOLLY ROAD LOOKING NORTHEAST
SCALE: NTS



A8
A203
VIEW FROM RIVER POINT ROW LOOKING SOUTHWEST
SCALE: NTS

coast
architects
971 S. Avenue Bldg., Charleston, SC 29407
Phone: 843.523.1084 Fax: 843.523.1081
www.coastarchitects.com

FOLLY ROAD RETAIL
864 FOLLY ROAD
CHARLESTON, SOUTH CAROLINA

PRELIMINARY DRG SUBMITTAL - 03.12.2015 MEETING

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A203

Agenda Item 3:

Island Park Drive @ Fairchild Street
Preliminary Review for a Right Angle Sign.

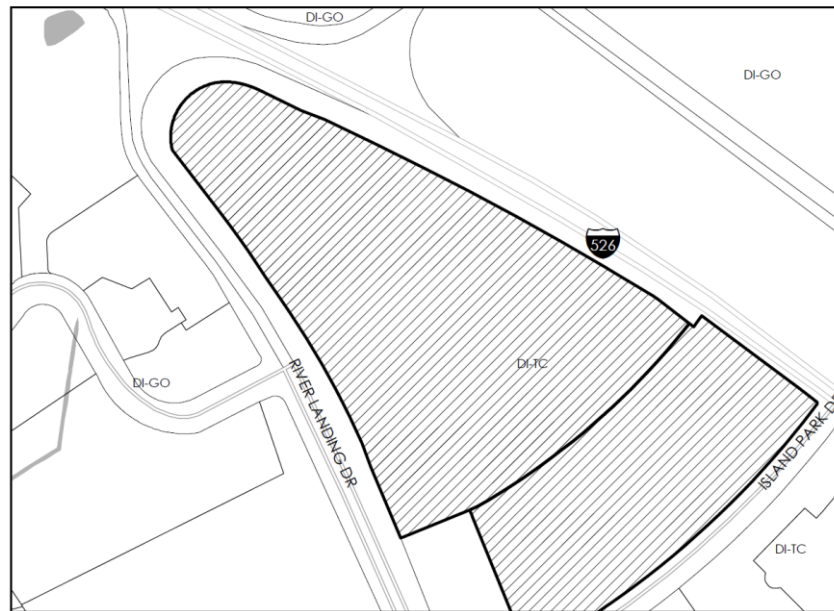
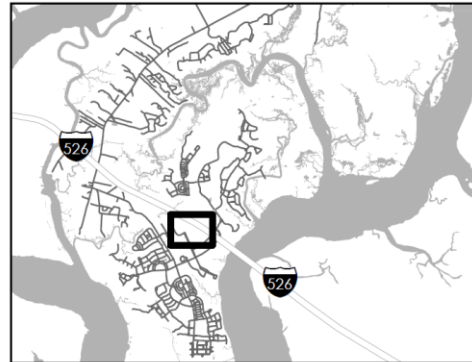
DESIGN REVIEW BOARD
City of Charleston

Thursday, March 12, 2015

Item # 3

784 Island Park Drive

TMS# 275-00-00-155, 157



 Subject Property



Falson



DANIEL ISLAND APARTMENTS
Building Sign Submittal
Daniel Island, South Carolina

Studio
FUSION
ARCHITECTURE INTERIORS



Fixed Cube

Internal Wiring

Offset Letters
Backlit

Aluminum
Housing



Sign Elevation



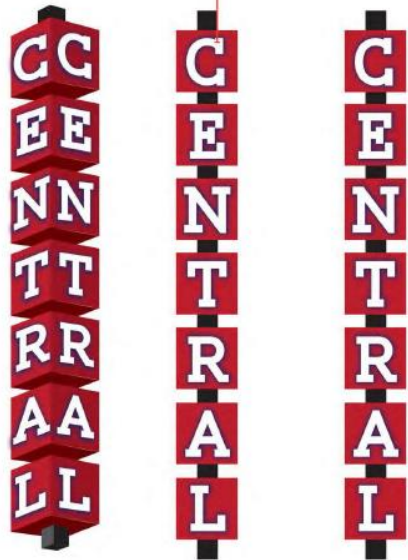
-Sign located at corner of Island Park Dr. & Central Island St.

Falson



DANIEL ISLAND APARTMENTS
Building Sign Submittal
Daniel Island, South Carolina

Studio
FUSION
ARCHITECTURE INTERIORS



offset letters, backlit

STARBUCKS

Typical Retail Sign

custom panel with applied approx. 1" thick letters



- Island Park Drive Elevation

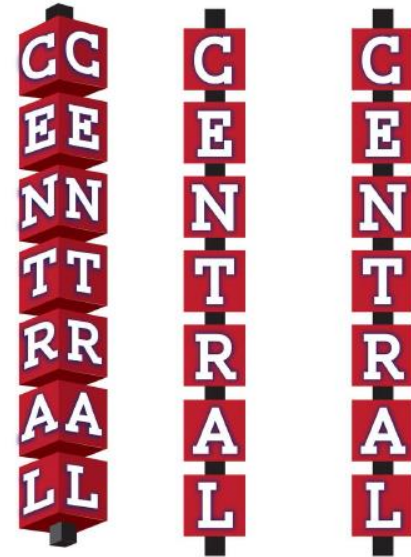


DANIEL ISLAND APARTMENTS
Building Sign Submittal
Daniel Island, South Carolina





- Central Island St. Elevation



STARBUCKS



DANIEL ISLAND APARTMENTS
Building Sign Submittal
Daniel Island, South Carolina



